

PROJECT REQUIREMENTS FOR ALL THREE INITIATIVES

- Applicant must be a local unit of government;
- The project must meet a national objective of either job creation, area-wide benefit, or the elimination of blight to qualify for funding;
- The project must have a committed local match from a specified funding source;
- The project has to be in a Downtown Development Authority, Principal Shopping District or Business Improvement Zone;
- CDBG Uniform Relocation Act requirements apply;
- The project must meet Secretary of the Interior's Standards for Rehabilitation (State Historic Preservation Office and Department of Environmental Quality clearances are required);
- The project must meet building and fire code requirements;
- Applicant must be willing to sign a five year (prorated) resale restriction provision;
- Local and state property taxes must be current – no outstanding non-mortgage liens;
- Communities who currently have open CDBG and/or MSHDA grants/loans or CDBG Revolving Loan Funds that are

inactive, will not be eligible unless corrective action arrangements can be made; and

- Due to federal regulations, projects that have already started or previously obligated funds are not eligible. All project activities or costs (both CDBG and non-CDBG) cannot have started and/or been incurred except for preliminary engineering cost estimates.

If you would like additional information or need assistance regarding the new programs, please contact your CATeam Representative or the CATeam main line at 517.241.1737.



**MICHIGAN STATE HOUSING
DEVELOPMENT AUTHORITY**

Your Affordable Housing Partner

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Lansing, Michigan 48909
517.373.8370 phone
517.335.4797 fax
TTY: 1.800.382.4568
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For your convenience, all program materials are available at our Web site at www.michigan.gov/MSHDA. Look for the 2006 Downtown Initiatives link on our homepage.



MSHDA 046 4/06
Equal Housing Opportunity



COMMUNITY ASSISTANCE TEAM

**2006 DOWNTOWN
IMPROVEMENT
INITIATIVES**

2006 DOWNTOWN IMPROVEMENT INITIATIVES

The Michigan State Housing Development Authority (MSHDA) and the Community Assistance Team (CATEam) are announcing three competitive downtown facade, land assembly, and building assembly/rehabilitation initiatives being funded with Community Development Block Grant (CDBG) dollars. These three new fast track programs are designed to accelerate improvements which will strengthen a downtown's appeal and stimulate other private investment including building/housing renovations within Michigan's traditional downtown areas. These programs were designed to provide a financial incentive to make physical improvements to key downtown properties and to enhance a downtown's visual appeal/image and promote a target area as a "community of choice" where residents should invest their time, energy, and money. Priority will be given to projects that: have a substantial positive community impact; have a 2006 start date and a 2006/2007 completion date; contribute to the implementation of a local coordinated downtown revitalization plan; and the community has administrative capacity to meet grant requirements.

FACADE IMPROVEMENT INITIATIVE

The Downtown Facade program is designed to assist a community in making physical improvements to an entire traditional downtown area, block, or portion of a block that contains buildings, properties, and businesses in need of facade improvements. There are two ways to qualify for funding. First, a project can be qualified based on job creation (51% of the new jobs must be held by low/moderate income persons). Secondly, a project can be qualified based on area-wide benefit if the community's population is less than 15,000 and it is on the CDBG low/moderate income community list. If a community is not on the list and is not an ineligible entitlement area, you may be able to qualify your project based on job creation, census tracts/block groups, or by completion of a survey. Funding priority will be given to projects that can demonstrate a fast track plan to complete the infrastructure improvements and create the jobs, as soon as possible, but not later than December 31, 2007.

SIGNATURE BUILDING INITIATIVE

The Signature Building program is designed to assist a community in acquiring vacant or underused traditional downtown signature building(s) for rehabilitation purposes that must result in job creation. This can only be qualified based on job creation (51% of the jobs must be held by low/moderate income persons). The community will need to demonstrate that they can acquire the property, rehabilitate the building(s), and create the jobs by December 31, 2007.

LAND ASSEMBLY INITIATIVE

The Land Assembly program is designed to assist a community in acquiring and demolishing blighted properties to prevent additional deterioration in a traditional downtown/gateway. To qualify for funding, the community will need to provide documentation verifying the blighted conditions of the property. The community will need to demonstrate that they can complete all project activities by December 31, 2006 and that the property will remain vacant until at least July 1, 2007 (six months from project completion). The six month vacancy is required to demonstrate that the activities were conducted strictly to address the blight and that there is no predetermined use of the property that would trigger additional grant requirements. A community must demonstrate and document that there was no specific action plan formally identified prior to funding consideration and that no planning and/or re-use activities related to the property will occur until after the vacancy period is completed. All activities must be completed by December 31, 2007.

